



KOREK LAND COMPANY, INC.

INCOME PRODUCING INVESTMENT!

40± ACRES **CITY OF LANCASTER, CA**

LOCATION: Southeast corner of Avenue J-8 and 65th Street E, north of Avenue K, west of 70th Street E in the City of Lancaster, CA 93535. The property is part of the [Lancaster Clean Energy Center](#) which will produce 20,000 tons of renewable hydrogen annually. The [City of Lancaster](#) has embraced hydrogen power and is jumpstarting hydrogen adoption throughout the Antelope Valley.

APN/SIZE: 3384-017-009 = 40.99± acres

TOPO: Basically flat.

ZONE/GP: RR-2.5 (Rural Residential of 1 Unit/2.5 Acres). Land Use Designation: NU = Non-Urban Residential (0.4 – 2.0 DU/AC). Subject is also located in the [Eastside Overlay District](#).

BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

INCOME: The lease for the Clean Energy project commenced in January 2025 and is paid annually. Lessee pays the Property Taxes. The initial term is for 20 years with two 5-year extension options. Income for 2026 was approximately \$41,915. Lease payments increase 2.25% each year.

PRICE: Asking \$799,000.

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DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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